



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **S-1-15 SUBDIVISION OF TRACT A-1-A-3-B-1 OF THE FORMER O.K. BOZEMAN PROPERTY**

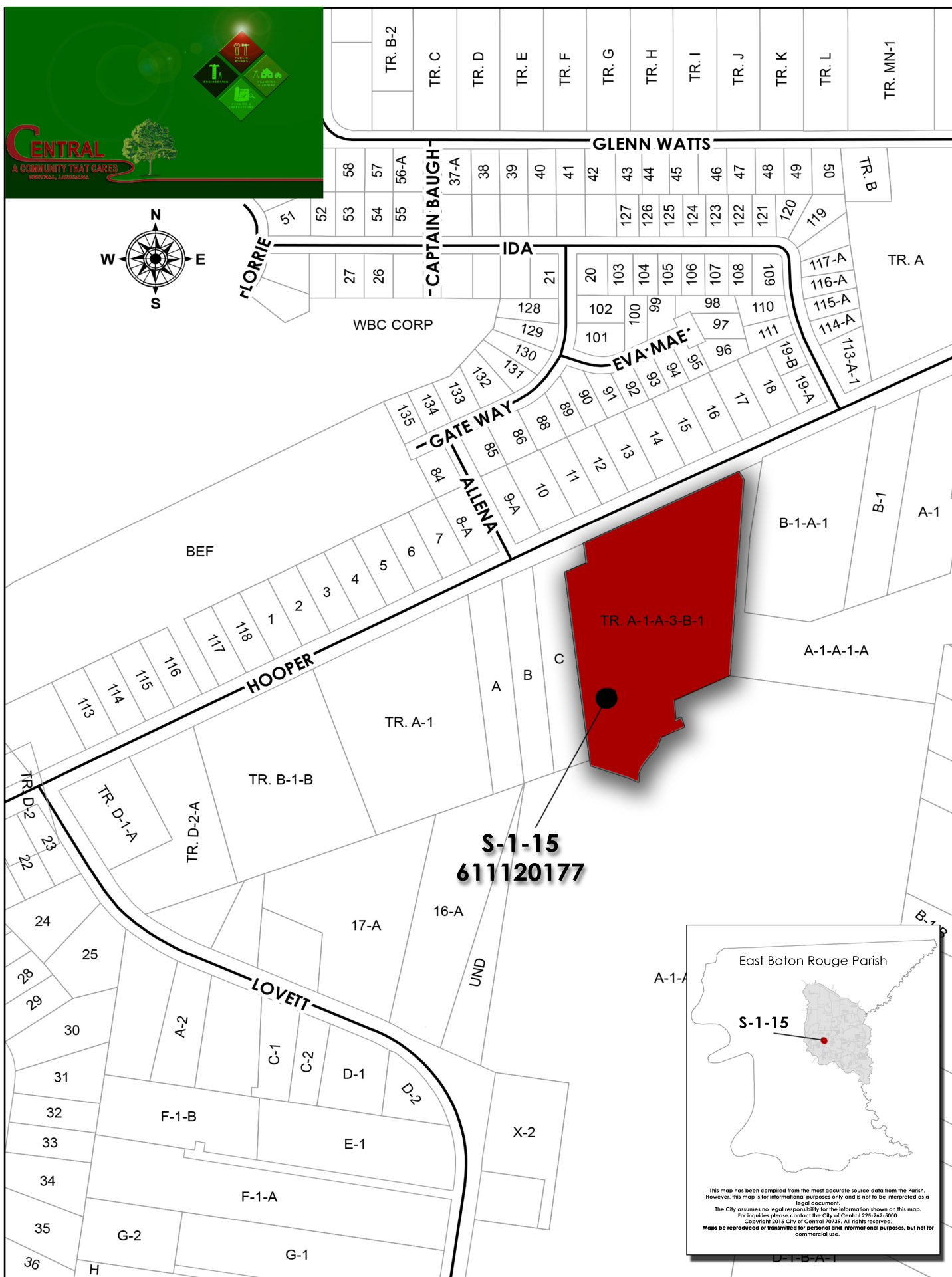
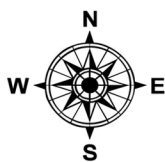
LOCATION This property is located on the south side of Hooper Road between the Joor Road and Lovett Road intersections in Section 82 T6S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	C-1 (Light Commercial One)
LOT ID NUMBER	611120177
ENGINEER/LAND SURVEYOR	Shawn Hima, Alvin Fairburn & Associates, LLC
APPLICANT	Brandon Rogillio

STAFF COMMENTS

1. **Size** of subject property is approximately 8.60 acres.
2. **Background** The applicant is proposing to subdivide one tract into fifteen for commercial land use. Staff notes that the street and sewer infrastructure are already installed.
3. **Access** Public
4. **Master Plan Statement** The subject property is designated as Medium Density Residential land use on the "City of Central Master Plan". The proposed use is not consistent with the Master Plan; however, the property is zoned, C-1 (Light Commercial One).
5. **Planning Commission Staff Recommendation** Staff recommends approval of the subdivision.
6. Scheduled for Planning Commission Meeting on **May 28, 2015**.







## GENERAL NOTES:

- The original drawing of this work is the property of Alvin Fairburn & Associates, LLC, and reproduction of this print is prohibited except by written permission of this firm. Additional information is often added in a continuous updating process without recording changes in the public records. This firm can not be responsible for surveys, legal transactions, or projects which ARE NOT based on an updated plat which is made by this firm and based on the most recent information and proper standards of care.
- Property Restrictions, Servitudes, and/or Right of Ways other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to show all encumbrances were NOT within the scope of this plat. Wellhead determination was NOT requested and was NOT included in this plat.
- Information marked with an asterisk (\*) indicates information taken from Reference Map and NOT surveyed on the ground.
- Per the 2010 City of Central Master Plan this property is designated Medium Density Residential.
- Zoning: C1
- Water Supply: Baton Rouge Water Co.
- Gas Supply: Entergy
- Electricity: Entergy
- Bearings shown are based on Reference Map.
- School District: Central
- Streets: Public - DPW City Standard Curb and Gutter: CPS S/D-02A
- Sewage Disposal: Private collection to WSTN
- Fire District: Central Fire District #4
- No. of Acres In Subdivision: 8.60 Acres
- No. of Lots In Subdivision: 15
- Telephone: AT&T
- Land Use: Commercial
- Minimum Front Yard 10' Side Yard N/A Rear Yard N/A
- 1/2" iron rods to be set at all new lot corners, unless otherwise noted.
- Benchmark: Set 60d nail in west side of power pole No. 123755 Qr15, 1' above grade. Located east of Lovett Road right of way, at residence 10377; ±25 north of LDH monument located ±1,250' south of intersection of Hooper Road & Lovett Road.

## DEDICATIONS:

### PUBLIC DEDICATION

The streets and right-of-way shown hereon, if not previously dedicated are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal, or other proper purposes for the general use of the public. No trees, shrubs, or other plants may be planted, nor shall any building, fence, structure, or improvements may be constructed installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

### PRIVATE DEDICATION

The servitudes dedicated hereon as "PRIVATE SERVITUDE" are hereby reserved for the use of the Central Commercial Park Property Owner's Association, its successors and assigns pursuant to the declaration of covenants, conditions, and restrictions of Central Commercial Park. The City of Central Department of Public Works shall have the right of entry into the "PRIVATE SERVITUDE" for access to the "PUBLIC DRAINAGE OR SEWER SERVITUDES." The sale of any property shown hereon by reference to this plat shall not constitute a dedication to the public of any "PRIVATE SERVITUDE" shown hereon. Furthermore, the public shall not be responsible for the maintenance of any improvements located within the "PRIVATE SERVITUDE." The "PRIVATE SERVITUDES" are further granted for the non-exclusive use of all public utility companies which provide public utilities to Central Commercial Park and the use of said "PRIVATE SERVITUDES" by said utility companies shall be limited to those "PRIVATE SERVITUDES" in which the respective public utility company's facilities are located. Further, installation of any new facilities (excluding additional tie-ins to existing facilities within any new or existing "PRIVATE SERVITUDE") by any public utility company shall be subject to prior written approval of the Central Commercial Park Property Owner's Association, its successors and assigns. The City/Parish Department of Public Works is not responsible for maintenance of private facilities.

### PUBLIC SEWER DEDICATION

All areas shown as "PUBLIC SEWER SERVITUDES" are granted to the public for the removal of sewerage (which shall the right to excavate for maintenance or repair within the "public sewer servitudes") and for no other purpose. No building, structure or fence shall be constructed and no shrubbery planted within the limits of any "PUBLIC SEWER SERVITUDE" so as to prevent or unreasonably interfere with any purpose for which the servitude is granted. The public shall only be responsible for maintaining public sanitary sewer improvements located within the "PUBLIC SEWER SERVITUDES" and shall not be responsible for, nor be obligated to repair or replace any excavated area, paved area, fence or other private improvements constructed on or installed within the "PUBLIC SEWER SERVITUDES" which repairs or replacement shall be at the sole expense of the owners, their heirs, successors, or assigns.

### SEWAGE DISPOSAL

No person shall provide or install a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

/s/ BRANDON W. ROGILLIO  
ROGILLIO REAL ESTATE, LLC  
444 WOODDALE BOULEVARD  
BATON ROUGE, LOUISIANA 70806

6/30/10  
DATE:

## CERTIFICATION

This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq., and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for a Class "C" Surveys and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specially restricted to the client for their required subdivision of property only, and does NOT extend to third parties unless the plat is properly revised by the certifier to reflect the same.

ALVIN FAIRBURN, JR., P.L.S.  
DATE: MAY 13, 2015  
FILE: "CENTRAL COMMERCIAL PARK..."



## FLOOD CERTIFICATION:

According to F.I.R.M., Community Panel No. 220060 & Map No.'s 22033C0190 & 22033C0195 E, effective date 5/2/08 this property falls in flood Zones "Ae" & "X".

-FIRM Base Flood Elevation=60.0'  
-Nearest 100 Yr. Flood Elevation=60.0'  
-Inundation Level=N/A

Before proceeding with any building plan, the City of Central shall be contacted to verify the latest flood elevations.

## RESTRICTIONS:

- All lots are subject to declaration of protective covenants filed as an adjunct hereto. The City of Central and Parish of East Baton Rouge does not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.
- It shall be the duty of each individual lot owner to maintain that portion of sidewalk, which is on or adjacent to his/her property. The City of Central shall have no responsibility for liability, or maintenance of the sidewalks. (Code of Ordinances, Chapter 3, 2:171)
- It shall be the duty of each individual lot owner to furnish an electrical servitude from the source of supply to his meter location for receipt of electric service on the Lot. (UDC Sec. 4.7(16))

## REFERENCE MAP:

1. Map showing subdivision of Tracts A-1-A-2-A, A-1-A-3-B, A-1-A-3-B-1, & X-1-A-1, formerly the O.K. Bozeman Property, dated 12/16/08 by Alvin Fairburn & Associates, LLC.

## UTILITY NOTE:

All the public utilities and services will be provided within the street right-of-way, front and rear servitudes.

## FILL NOTE:

Various Lots within the subdivision have received fill during the construction phase of the infrastructure. Each builder/owner shall independently investigate existing soil conditions prior to construction to ensure appropriate foundation/slab design. A Hold Harmless and Indemnity Agreement releasing the City of Central of all liability shall be recorded for each of as verification that these conditions have been met.

## GRADING INSTRUCTIONS:

All construction projects shall be preceded by proper site investigation prior to design. It shall be responsibility of the owner to verify site improvements are consistent with the approved Drainage Impact Study for the property. As part of the building construction, it shall be responsibility of the owner, his contractor or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage layout, unless otherwise approved by the City of Central Department of Public Works. Contours shown are those existing prior to building construction.

## STORMWATER MANAGEMENT NOTE:

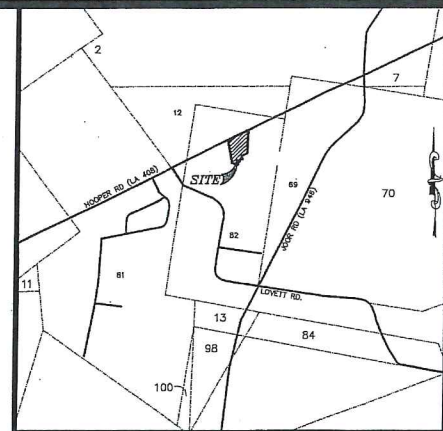
As part of construction, it shall be the responsibility of the Owner to comply with stormwater management and drainage requirements as set forth in Section 15.13 of the City of Central development code.

## SIDEWALK NOTE:

Sidewalks throughout the development shall be maintained and repaired by lot owners according to City Ordinance Title 2, Chapter 3, Section 2:171. The City of Central is not responsible for sidewalk repairs.

STARTING POINT & P.O.B.:  
The northwest corner of Tract A-1-A-3-B-1

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	67.68	S29°19'12"W	66.39
C2	150.00	97.38	S26°41'25"W	95.68
C3	88.50	37.82	N13°37'42"W	37.53
C4	111.50	47.65	N13°37'40"W	47.28



VICINITY MAP  
1"=2000'

LINE TABLE				
SURVEY			RECORD	
NUMBER	DIRECTION	DISTANCE	DIRECTION	DISTANCE
L1	N64°43'50"E	75.08'	N64°43'21"E	75.06'
L2	N06°58'39"W	65.22'	N06°55'04"W	65.09'
L3	S25°53'04"E	30.76'	S25°53'49"E	30.77'
L4	S64°07'16"W	189.29'		
L5	S01°23'11"E	66.10'		
L6	N64°13'00"E	15.28'		
L7	S25°47'00"E	30.00'		
L8	S64°13'00"W	85.93'		
L9	N67°18'05"W	30.41'		
L10	N70°05'15"W	124.89'	N70°06'00"W	124.94'
L11	N81°21'56"W	165.05'	N81°15'00"W	165.33'
L12	N81°56'23"W	192.54'	N81°50'36"W	193.28'
L13	N08°20'26"E	304.96'	N08°15'20"E	305.03'
L14	N07°56'52"E	200.31'	N07°55'47"E	200.31'
L15	N81°20'37"W	234.75'	N81°15'05"W	234.42'
L16	N64°59'50"W	52.19'	N65°00'00"W	52.15'
L17	N69°54'07"E	217.18'	N69°42'43"E	217.13'
L18	S25°47'00"E	30.00'		
L19	S64°13'00"W	19.82'		
L20	N25°52'10"W	34.87'		

TRACT B-1-A-1  
CENTRAL PRINTING  
11342 HOOPER RD.

TRACT A-1-A-1-A  
WARREN & YVONNE BOZEMAN  
11202 HOOPER RD.

LOT C  
CHARLES BARDWELL  
11028 HOOPER RD.

TRACT A-1-A-2-A-1  
BREC  
6201 FLORIDA BOULEVARD

## LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- SERVITUDE LINE
- SANITARY SEWER LINE AND MANHOLE
- EXISTING CONTOURS
- ASPHALT STREET
- CONCRETE STREET
- FLOOD ZONE

FB PGS PC CALC DWG OKD

60' 30' 0' 60' 120'

MAP SHOWING SUBDIVISION OF  
TRACT A-1-A-3-B-1, FORMERLY  
THE O.K. BOZEMAN PROPERTY,  
INTO  
LOTS 1 THRU 15 OF  
CENTRAL COMMERCIAL PARK  
LOCATED IN SECTION 82, T6S-R1E, G.L.D  
CITY OF CENTRAL, EAST  
BATON ROUGE PARISH, LOUISIANA  
FOR  
PARCEL 52, LLC  
444 WOODDALE BOULEVARD  
BATON ROUGE, LA 70806



ALVIN FAIRBURN & ASSOCIATES, LLC  
CONSULTING ENGINEERS - LAND SURVEYORS  
LAND DEVELOPMENT CONSULTANTS -  
PROJECT DESIGNERS  
1289 DEL ESTE AVENUE  
DENHAM SPRINGS, LOUISIANA 70722-1173 (225) 665-1515

S-1-15 REV. 5-13-15



# PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date:

5/28/15

Location: Kristenwood 14025 Greenwell Springs Rd.

Time: 6pm

Case Number:

5-1-15



REQUEST TO REZONE

FROM:

TO:



OTHER REQUEST

Subdivision of Commercial Property -- 2 tracts

For More Information Contact

City of Central 262-5000

05/07/2015 08:59